

Address: 930 & 934 W Washington , Alpena , MI ; 49707



MLS#: 201824870
List Price: \$ 199,000
Type: Commercial/Vacant
Bus/Inv Descrip: Vacant Land
Prop Type: Commercial
Township/City/Village: Alpena
County: Alpena
In City Limits: Yes
Current Zoning: 201 Com-Improv



Provided as a courtesy of
Lisa Timm, Assoc Brk, ABR, CRS, GRI
Banner Realty
259 South Ripley Boulevard
Alpena, MI 49707
Office - (989) 356-1177
Direct - (989) 657-2856
lisatimm@charter.net
<http://www.bannerrealty.com>

Lake/River Other

Tax ID	093-417-000-812-00 & 093-417-000-816-00	Owner/Tenant:	Fournier	Ownership Status	Owner
Approved by MLS:	Yes	Subdivision or T/R:	Hitchcock's	Sec# / Blk:	BLK 27
Internet Access	Other	Lot Size Dimensions	205x312x142x224		

Public Remarks: Commercial Lots zoned CCD (Commercial Corridor District) is just under an acre, located just west of intersection of Ripley Blvd & Washington Av (M-32). Definitely a great location with high visibility along a major throughfare to the Bagley/M-32 Corridor, with 205 ft of roadway frontage & 2 large curb cuts to accommodate high traffic flow! Surrounding residential neighborhood offers a great customer base! Ground contamination clean-up has been completed by EGLE. Potential EGLE grants available for BEA and mixed-use development. With 2 curbs cuts, this is also a perfect location for a drive-thru business, party store, mini-storage or high traffic facility. Existing nearby businesses include Marathon Gas Station, Car Wash, Used Car Sales, Auto Repair Shop and professional services.

Private Remarks: Property boundaries include hashed area on Survey. Deed for hashed area was not provided to surveyor at time of survey. See documents tab for deed & survey. Complete EGLE report available upon request. Aerial photos of animated property boundaries aren't always accurate. Buyers/their experts should verify measurements & boundaries.

Supplement

Natural Gas and Municipal Amenities available! Property boundaries include hashed area on Survey. Deed for hashed area was not provided to surveyor at time of survey. See documents tab for deed & survey. Complete EGLE report available upon request.

Legal: Description 1: All that part of Lot 6 of Block 27 of Hitchcock;s First Addition to the City of Alpena, according to the recorded Plat thereof, lying on the Westerly side of the Detroit and Mackinac Railway Right-of-Way. Description 2: Lots 7, 10 and 11

Directions: Between Charlotte & Ripley, just west of Ripley.

Showing Instructions: Vacant

Electric: Other
Gas: Other
Water: Municipal
Sewer: Municipal
Road: Paved
Present/Pntnl Use: Automotive Service; Bar; Franchise; Medical/Dental; Mini Storage; Office; Party Store; Restaurant; Retail; Service; Vacant Land

Business Information: Real Estate Only
Construction: Undeveloped
Occupant: Vacant
Taxes and Possession: Taxes: 3288.30; Tax Year: 2022; Special Assessments: No; Association Dues: No; Possession: Immediate
Documents/Disclosure: Easements
Terms: Cash; Conventional Mort
Drive: Concrete; Gravel
Parking: Parking Lot
Sign: Sign: Yes

DOM:	431	Orig List Price:	\$ 215,000	Begin Date:	06/27/2023
Expire Date:	06/27/2025	Status Change Date:	12/28/2023	Foreclosure	No
Short Sale	No	Type of Service:	Full Service		

LM: Amanda Hunt Direct: (989) 255-3828; Office: amanda@bannerrealty.com;

LO: Banner Realty Office: (989) 356-1177

Co-LM: Lisa Timm of Banner Realty Direct: (989) 657-2856; Office: lisatimm@charter.net; www.bannerrealty.com



